



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT
November 14, 2013
Agenda Item No. 7

SUBJECT: Newport Coffee Company - (PA2013-202)
104 McFadden Place
▪ Minor Use Permit No. UP2013-020

APPLICANT: Alex Farman

PLANNER: Debbie Drasler, Contract Planner
(949) 644-3206, ddrasler@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** MU-W2 (Mixed-Use Water Related)
- **General Plan:** MU-W2 (Mixed-Use Water Related)

PROJECT SUMMARY

A minor use permit to convert an existing retail use to a new take-out service, limited eating and drinking establishment. The existing 625-square-foot tenant space will be improved with a kitchen, coffee bar area, restrooms, and a customer seating area with a maximum of six seats. The proposed hours of operation are from 6:00 a.m. to 11:00 p.m. daily. No late hours (after 11:00 p.m.) or alcohol sales are proposed as part of this application.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. UP2013-020 (Attachment No. ZA 1).

DISCUSSION

- The subject property is located on the Balboa Peninsula at the intersection of Court Avenue and McFadden Place adjacent to McFadden Square. Surrounding

uses include commercial to the north and west, mixed-use commercial and multi-family residential to the east, and the Newport Pier and beach to the south.

- The property is presently developed with a 4,459-square-foot, multi-tenant mixed-use building containing the subject tenant space (previously the Shell Shop), two retail establishments (Boardwalk Sports & The Pier Shop), and two food uses (Jane's Corndogs and Charlie's Chili) on the ground level; two residential units on the second floor above; and a 12-space parking lot.
- Proposed improvements to the 625-square-foot tenant space include approximately 250 square feet of seating area for a maximum of six patrons, a coffee bar area with display for pre-packaged food, kitchen, and restroom.
- The property is located within the MU-W2 (Mixed-Use Water Related) Zoning District, which applies to properties in which marine-related uses may be intermixed with general commercial, visitor-serving commercial and residential dwelling units on the upper floors. A minor use permit is required for take-out service, limited use when proposed within 500 feet of any residential zoning district.
- The property is considered legal nonconforming due to a deficiency of on-site parking for commercial use. Pursuant to Municipal Code Section 20.38.060 (Nonconforming Parking), a nonconforming use in a nonresidential zoning district may be changed to a new use allowed in that zoning district without providing additional parking, provided no intensification or enlargement (e.g., increase in floor area) occurs.
- Pursuant to Chapter 20.40 (Off-Street Parking), the existing tenant space would have required one space per 250 square feet of gross floor area (2.5 spaces). The proposed take-out service, limited use requires one parking space per 250 square feet of gross floor area. Therefore, no intensification or enlargement is proposed, and no additional parking is required.
- As a result of the tenant improvements, the project is required to provide Building Code improvements related to accessibility for persons with disabilities, including the provisions for a handicapped parking and loading area. Due to the constraints of the existing parking lot, this provision will cause the reduction of one standard parking space. Pursuant to Municipal Code Section 20.40.110, the Planning Director may administratively reduce parking requirements in order to comply with handicapped parking requirements associated with tenant improvements.

- As demonstrated in the attached draft resolution, staff believes the proposed project meets the requirements of the Zoning Code and the findings for approval can be made.

ENVIRONMENTAL REVIEW

This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities).

This exemption authorizes minor alterations to existing structures involving negligible or no expansion of use. The proposed project involves alterations to the interior floor plan of an existing commercial space with no expansion in use.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Debbie Drasler, Contract Planner

JM/dad

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| Attachments: | ZA 1 | Draft Resolution |
| | ZA 2 | Vicinity Map |
| | ZA 3 | Project Plans |

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2013-0XX

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2013-020 FOR A TAKE-OUT SERVICE, LIMITED EATING AND DRINKING ESTABLISHMENT USE (NEWPORT COFFEE COMPANY) LOCATED AT 104 MCFADDEN PLACE (PA2013-202)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Alex Farman, with respect to property located at 104 McFadden Avenue, and legally described as Lot 7 of Block 20, of First Addition to Newport Beach, recorded in Book 3, Page 27 of Misc. Maps records of Orange County, California requesting approval of a minor use permit.
2. The applicant proposes to convert an existing retail use to a new take-out service, limited eating and drinking establishment. The existing 625-square-foot tenant space will include a kitchen, coffee bar area, restroom, and a customer seating area with a maximum of six seats. No late hours (after 11:00 p.m.) or alcohol sales are proposed.
3. The subject property is located within the Mixed-Use Water Related (MU-W2) Zoning District and the General Plan Land Use Element category is Mixed-Use Water Related (MU-W2).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Mixed Use Water Related (MU-W).
5. A public hearing was held on November 14, 2013, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to the State CEQA (California Environmental Quality Act) Guidelines under Class 1 – (Existing Facilities).
2. This exemption authorizes minor alterations to existing structures involving negligible or no expansion of use. The proposed project involves alterations to the interior floor plan of an existing commercial space and related parking lot with no expansion in use.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020 of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

A. *The use is consistent with the General Plan and any applicable specific plan.*

Facts in Support of Finding:

- A-1. The General Plan land use designation for the site is MU-W2 (Mixed-Use Water-Related), which applies to properties on or near the waterfront in which marine-related uses may be intermixed with general commercial, visitor-serving commercial and residential dwelling units on the upper floors.
- A-2. The proposed take-out service, limited use is consistent with the MU-W2 land use designation as it is intended to provide a service to visitors and residents within the immediate area.
- A-3. Eating and drinking establishments are common in the vicinity along McFadden Place and are complimentary to the surrounding commercial and residential uses.
- A-4. The subject property is not part of a specific plan area.

Finding:

B. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*

Facts in Support of Finding:

- B-1. The site is located within the Mixed-Use Water Related (MU-W2) Zoning District of the Newport Beach Zoning Code. This district applies to properties on or near the waterfront in which marine-related uses may be intermixed with general commercial, visitor-serving commercial and residential dwelling units on the upper floors. The proposed take-out service, limited use is consistent with the land uses permitted within this zoning district, and the conditions of approval will ensure that the use is compatible with the adjacent residential areas.
- B-2. Pursuant to Section 20.22.020 (Table 2-9 Allowed Uses and Permit Requirements), the proposed take-out service, limited use requires approval of a minor use permit when located within 500 feet of a residential zoning district.
- B-3. Pursuant to Section 20.38.060 (Nonconforming Parking), a nonconforming use in a nonresidential zoning district may be changed to a new use allowed in that zoning district without providing additional parking, provided no intensification or enlargement

(e.g., increase in floor area, or lot area) occurs. Take-out service, limited uses have a required parking ratio of one space per 250 square feet of gross floor area.

- B-4 The proposed project complies with the requirements of Section 20.38.060 (Nonconforming Parking) because the square footage of the existing suite will not be increased and the take-out service, limited use requires the same number of parking spaces required as the currently vacant retail space ($625 \text{ s.f.} / 250 = 25$ parking spaces).
- B-5 Pursuant to Municipal Code Section 20.40.110, one space will be eliminated in order to comply with Americans with Disability Act (ADA) handicapped parking requirements associated with tenant improvements.
- B-6. As conditioned, the proposed project will comply with Zoning Code standards for eating and drinking establishments.

Finding:

- C. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*

Facts in Support of Finding:

- C-1. The proposed take-out service, limited use is appropriate given the site is located adjacent to McFadden square and the Newport Pier which provides convenient access to motorists, pedestrians, and bicyclists visiting the area.
- C-2. The proposed take-out service, limited use will be complementary to the other uses in the surrounding area, which includes various business office, retail, and visitor serving commercial uses including eating and drinking establishments. The proposed use is compatible with the existing and permitted uses within the area.
- C-3. The proposed establishment is located close to the boardwalk and Newport Pier, will provide a service for residents of the neighborhood and visitors to the area, and will not require the provision of additional parking spaces on-site due to the limited seating capacity. Furthermore, its close proximity to the boardwalk is anticipated to yield walking and biking customers.

Finding:

- D. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.*

Facts in Support of Finding:

- D-1. The proposed project will be located within an existing commercial space of a mixed-use building and will primarily involve improvements to the interior space. Exterior changes to the site include improvements to the existing trash enclosure, screening of

the proposed mechanical equipment, and landscaping planters along both sides of the driveway entrance as required by conditions of approval.

- D-2. Adequate public and emergency vehicle access, public services, and utilities are provided on-site and are accessed from McFadden Place, Court Avenue, and West Ocean Front.
- D-3. The tenant improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

Finding:

- E. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding:

- E-1. The project has been reviewed and this approval includes conditions to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.
- E-2. The restrictions on seating prevent adverse traffic impacts for the surrounding residential and commercial uses.
- E-3. The applicant is required to obtain Health Department approval prior to opening for business, and comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

- 1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2013-020, subject to the conditions set forth in Exhibit A, which are attached hereto and incorporated by reference.
- 2. This action shall become final and effective 14 days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 (Planning and Zoning), of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF NOVEMBER, 2013

Brenda Wisneski, AICP, Zoning Administrator

DRAFT

EXHIBIT "A"**CONDITIONS OF APPROVAL**Planning Division Conditions

1. The development shall be in substantial conformance with the approved site plan, and floor plans stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. This Minor Use Permit may be modified or revoked by the Zoning Administrator if determined that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
3. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, may require an amendment to this Minor Use Permit or the processing of a new use permit.
4. Minor Use Permit No. UP2013-020 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.
5. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.
6. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
7. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Minor Use Permit.
8. A copy of this Resolution shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
9. Live entertainment and dancing shall be prohibited as a part of the regular business operation.
10. The sale of alcoholic beverages shall be prohibited.
11. The maximum number of seats allowed within the eating and drinking establishment shall be six (6). No outdoor seating is permitted unless an amendment to this Minor Use Permit is approved.
12. The hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m, daily.

13. No outside paging system shall be utilized in conjunction with this establishment.
14. The applicant shall take reasonable steps to ensure that noise created by music and or video in the interior of the establishment does not impact surrounding residential land uses.
15. A landscape planter shall be provided on both sides of the driveway entrance. Landscaping shall be limited to ground cover or similar planting not to exceed 24" in height.
16. The proposed roof-mounted mechanical equipment shall be screened so as not to be visible in any direction (360 degrees) from a public right-of-way or adjacent residential property, as may be seen from a point six feet above ground level. Screening shall be compatible with the architectural style, materials, and color of the building upon which the equipment is located, subject to the review and approval of the Planning Division.
17. Trash receptacles for patrons shall be conveniently located both inside and outside of the establishment, however, not located on or within any public property or right-of-way.
18. All trash shall be stored within the building or within the existing dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a solid roof for weather protection and screening purposes, unless otherwise approved by the Planning Division.
19. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
20. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
21. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Director of Community Development, and may require an amendment to this Minor Use Permit.
22. Storage outside of the building in the front or at the rear of the property shall be prohibited, with the exception of the required trash container enclosure.
23. All proposed signs shall conform to Title 20, Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code regulations or any sign program applicable to the property.

24. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Sessions Sandwiches Minor Use Permit including, but not limited to, the UP2013-020 (PA2013-202). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Building and Fire Department Conditions

25. The applicant is required to obtain all applicable permits from the City Building and Fire Departments. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The facility shall be designed to meet exiting and fire protection requirements as specified by the California Building Code and shall be subject to review and approval by the Building Division.
26. The construction plans must meet all applicable State Disabilities Access requirements.
27. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
28. All exits shall remain free of obstructions and available for ingress and egress at all times.
29. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.

Revenue Division Conditions

30. A valid business license from the City of Newport Beach with a sellers permit shall be required prior to start of business. Any contractors/subcontractors doing work at the subject site shall be required to obtain a valid business license from the City of Newport Beach prior to the commencement of any work on the subject site.

Public Works Department Conditions

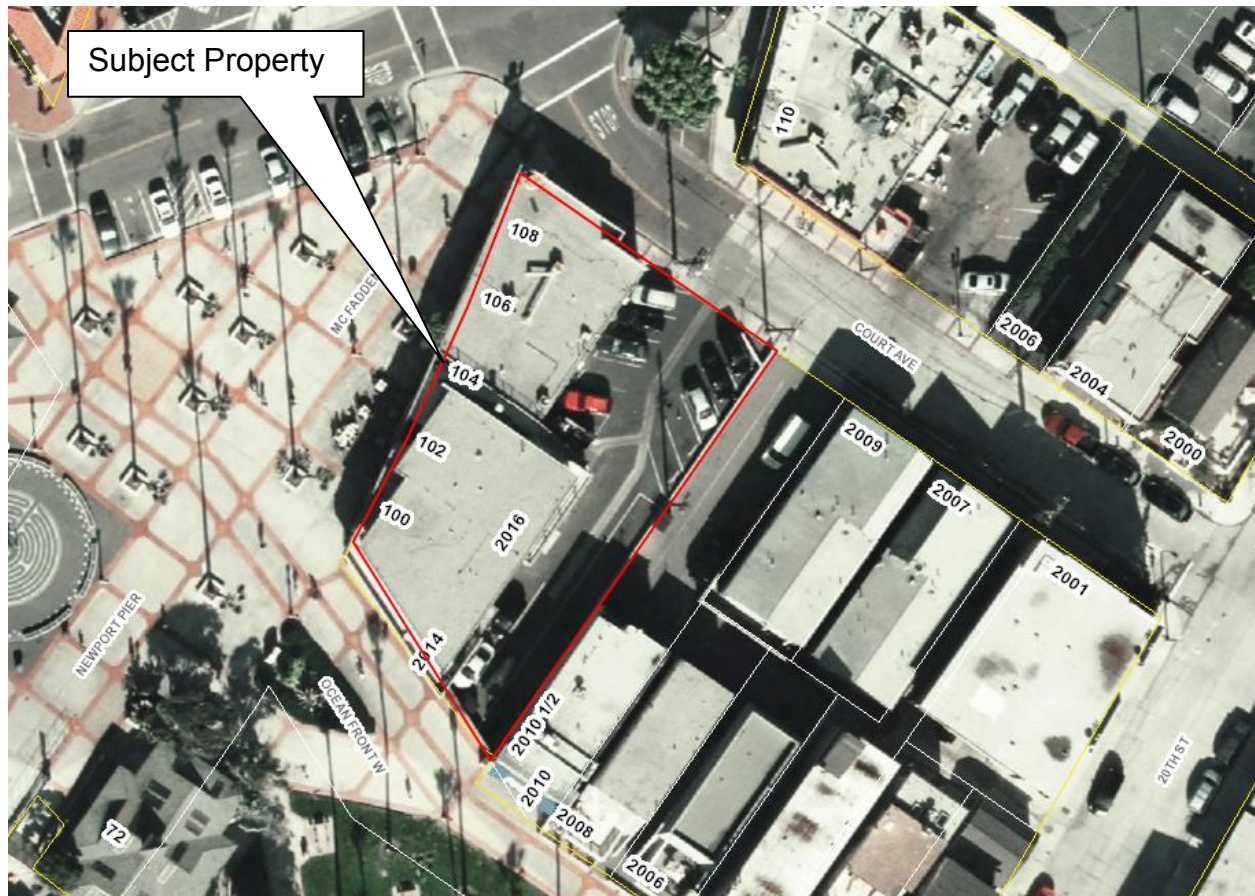
31. All improvements shall be constructed as required by Ordinance and the Public Works Department.
32. An encroachment permit is required for all work activities within the public right-of-way.
33. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Inspector.
34. All on-site drainage shall comply with the latest City Water Quality requirements.

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Attachment No. ZA 2

Vicinity Map

VICINITY MAP



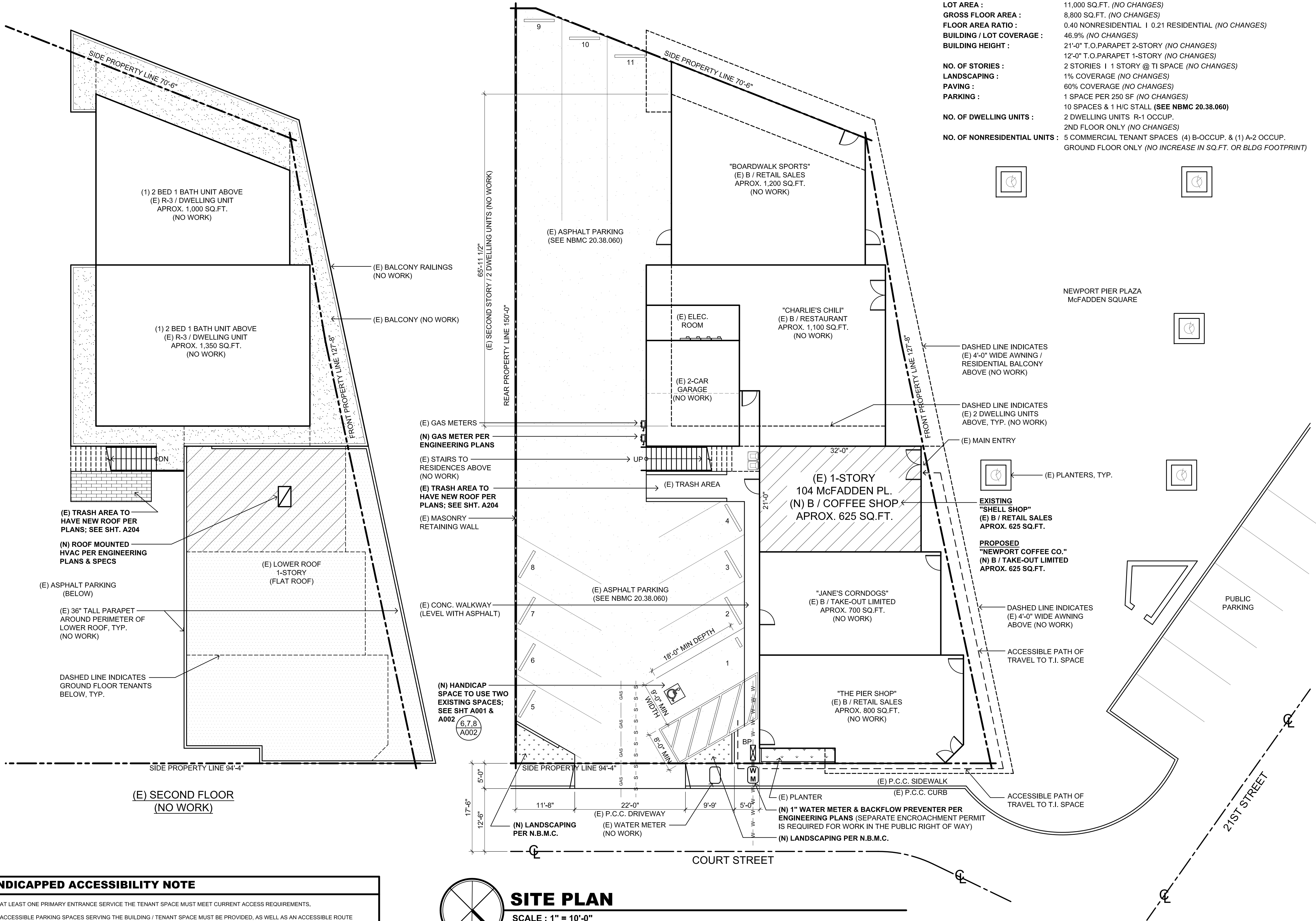
Minor Use Permit No. UP2013-020
PA2013-202

104 McFadden Place

Attachment No. ZA 3

Project Plans

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| THIS DRAWING (HARD COPY OR ELECTRONIC MEDIA) THE CONCEPTS AND DESIGNS HEREIN ARE THE SOLE PROPERTY OF ALEXIS KARPETSKY AND ARE TO BE USED ONLY IN CONJUNCTION WITH THIS PROJECT. AND MAY NOT BE REPRODUCED, ALTERED OR USED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF ALEXIS KARPETSKY. | ABBREVIATIONS (ARCHITECTURAL DRAWINGS ONLY) | | | | | | | | | | APPLICABLE CODES | | | | | | | | | | PROJECT TEAM | | | | | | | | | | PROJECT INFORMATION | | | | | | | | | | ALEXIS KARPETSKY ARCHITECTURE + DESIGN 2545 A STREET SAN DIEGO CA 92102 619-400-9995 info@alexiskarpetsky.com ENGINEER STAMP |
| | ABV. ABOVE A.F.F. ABOVE FINISH FLOOR A/C AIR CONDITIONING ADA AMERICANS DISABILITIES ACT ADJ. ADJACENT ALT. ALTERNATE ALUM. ALUMINUM A.B. ANCHOR BOLT APPROX. APPROXIMATE ARCH. ARCHITECTURAL AD AREA DRAIN BATH. BATHROOM BM. BEAM BRG. BEARING BEL. BELOW BTW. BETWEEN BLK. BLOCK BLKG. BLOCKING BD. BOARD BOT. BOTTOM B.O.F. BOTTOM OF B.V. BOUNDARY NAIL BLDG. BUILDING CAB. CABINET CB. CATCH BASIN CELL. CEILING CJ. CEILING JOIST CIRC. CIRCUMFERENCE CL. CLEAN OUT CL. CLOSURE COL. COLD WATER COW. COLD COL. COMP. COMPARTMENT CONC. CONCRETE CMU CONCRETE MASONRY UNIT CONN. CONNECTING CONSTR. CONSTRUCTION CONT. CONTINUED, CONTINUOUS DEMO. DEMOLISH, DEMOLITION DTL. DETAIL DIAG. DIAGONAL DIAM. DIAMETER DIM. DIMENSION DIST. DISTANCE DR. DOOR DBL. DOUBLE DH. DOUBLE HUNG D.F. DOUGLAS FIR DN. DOWN DOWNSPOUT DWG. DRAWING EA. EACH ELEC. ELECTRIC (AL) ELEV. ELEVATION EQ. EQUAL EQUIP. EQUIPMENT EX/G. EXISTING EXT. EXTERIOR F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUDS FIN. FINISH (ED) F.F. FINISH FLOOR F.G. FINISHED GRADE F.P. FIREPROOF FRTW. FIRE RETARDANT TREATED WOOD FXD. FIXED FIX. FIXTURE FLASH. FLASHING FLR. FLOOR (ING) FCO. FLOOR CLEAN OUT FD. FLOOR DRAIN FS. FLOOR SINK FLUOR. FLUORESCENT FOOTING FND. FOUNDATION FRMG. FRAMING FREEZ. FREEZER F.Y.S.B. FRONT YARD SETBACK FURR. FURRING GA. GAGE, GAUGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GLSS. GLASS, GLAZING GYP. GYPSUM G.B. GYPSUM BOARD HALL. HALLWAY HOR. HEATING, VENTILATION & AIR HVAC. CONDITIONING HGT. HEIGHT HOL. HOLLOW CORE HOR. HORIZONTAL HB. HOSE BIBB HW. HOT WATER INT. INTERIOR INV. INVERT JST. JOIST KIT. KITCHEN LB. LAG BOLT LTV. LAVATORY LGT. LIGHTING, LIGHTS LTD. LIMITED LF. LINEAR FEET MACH. MACHINE MB. MACHINE BOLT MANUF. MANUFACTURER MAX. MAXIMUM MECH. MECHANICAL MTL. METAL MIN. MINIMUM MOP. MOP SINK MOS. MOTION OCCUPANCY SENSOR MOVE. MOVEABLE (N) NEW NTS. NOT TO SCALE NUM. NUMBER OCCUP. OCCUPANCY ON. ON CENTER OPENG. OPENING OP. OPPOSITE O. OVER O.H. OVERHANG PNL. PANEL PART. PARTITION PERMIT. PERMITTED PLUMB. PLUMBING PLYWD. PLYWOOD POC. POINT OF CONNECTION GLSS. GLASS, GLAZING PREP. PREPARE P.T. PRESSURE TREATED PL. PROPERTY LINE, PLATE PROP. PROPOSED RAD. RADIUS RYSB. REAR YARD SETBACK REINF. REINFORCE (MENT) REF. REFRIGERATOR RMV. REMOVE RMVD. REMOVED REQ. REQUIRE (MENTS) REQD. REQUIRED REST. RESTROOM (S) RAG. RETURN AIR GRILL RB. ROOF BEAM RD. ROOF DRAIN RJ. ROOF JOIST RR. ROOF RAFTER RFS. ROOFING RM. ROOM SEC. SECTION SCHED. SCHEDULE SHTG. SHEATHING SHEAR. SHEAR WALL SHT. SHEET SYSB. SIDE YARD SETBACK SIM. SIMILAR S.O.G. SLAB ON GRADE SC. SOLID CORE SPEC. SPECIFICATION (S) SQ. SQUARE SQFT/SF. SQUARE FEET S/S. STAINLESS STEEL STD. STANDARD STL. STEEL STOR. STORAGE STRUCT. STRUCTURAL, STRUCTURE SYN. SYMMETRICAL TE. TELEPHONE TV. TELEVISION TEMP. TEMPERED THK. THICK TBD. TO BE DETERMINED TME. TO MATCH EXISTING T&G. TONGUE AND GROOVE TOP. TOP OF T.O.P. TOP OF PLATE T.O.R. TOP OF ROOF TYP. TYPICAL UIC. UNDER COUNTER UBC. UNIFORM BUILDING CODE U.O.N. UNLESS OTHERWISE NOTED VTR. VENT THRU ROOF VIF. VENT IN FLOOR VERT. VERTICAL WCO. WALL CLEAN OUT H2O. WATER WH. WATER CLOSET WH. WATER HEATER WPR. WATER PROOFING WDO. WINDOW W. WITH W/O. WITHOUT WD. WOOD NFA 14 STANDPIPE SYSTEMS, CURRENT EDITION NFA 17A WET CHEMICAL SYSTEMS, CURRENT EDITION NFA 24 PRIVATE FIRE MAINS, CURRENT EDITION NFA 72 NATIONAL FIRE ALARM CODE, CURRENT EDITION NFA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS, CURRENT EDITION NFA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, CURRENT EDITION | | | | | | | | | | THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE, WHICH IS BASED ON THE 2006 EDITION OF THE IBC, BASED ON THE 2003 EDITION OF THE UBC, AND UBC AND 1999 NEC, AND ASSOCIATED AMENDMENTS IN THE NEWPORT BEACH MUNICIPAL CODE (NBMC). 1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH: 1.1 2010 CALIFORNIA BUILDING CODE 1.2 CALIFORNIA CODE REGULATIONS: A. TITLE 8, INDUSTRIAL CODES B. TITLE 19, PUBLIC SAFETY C. TITLE 21, PUBLIC WORKS D. TITLE 24, BUILDING STANDARDS 2. ALL BARRIER FREE ITEMS SHALL COMPLY W/ TITLE 21 AND 24 OF THE CALIFORNIA CODE OF REGULATIONS, 2010. 3. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES. WHERE CONTRACT DOCUMENTS EXCEED W/OUT VIOLATING CODE AND REGULATIONS REQUIREMENTS, CONTRACT DOCUMENTS TAKE PRECEDENCE. WHERE CODES CONFLICT, THE MORE STRINGENT SHALL APPLY. 4. PROTECTION DURING WELDING: CONFORM TO TITLE 8, C.B.C., FURTHER PROTECT OCCUPANTS AND THE GENERAL PUBLIC WITH PORTABLE SOLID VISION BARRICADES AROUND LOCATION WHERE WELDING IS BEING PERFORMED. PROVIDE SIGNS WARNING AGAINST LOOKING AT WELDING W/OUT PROPER EYE PROTECTION OR EQUIVALENT. 5. DURING THE ENTIRE CONSTRUCTION PERIOD, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONDITIONS AT THE PROJECT SITE TO MEET THE REQUIREMENTS OF CALIFORNIA OCCUPANCIAL REGULATIONS. 6. ALL ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED AND FULLY USABLE PRIOR TO LOADING THE SITE WITH CONSTRUCTION MATERIALS. 7. OTHER APPLICABLE CODES AND STANDARDS: 2010 BUILDING STANDARD ADMINISTRATIVE CODE 2010 CALIFORNIA BUILDING CODE (CBC) 2010 CALIFORNIA ELECTRICAL CODE (CEC) 2010 CALIFORNIA MECHANICAL CODE (CMC) 2010 CALIFORNIA PLUMBING CODE (CPC) 2010 CALIFORNIA FIRE CODE (CFC) 2010 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS NFA 14 STANDPIPE SYSTEMS, CURRENT EDITION NFA 17A WET CHEMICAL SYSTEMS, CURRENT EDITION NFA 24 PRIVATE FIRE MAINS, CURRENT EDITION NFA 72 NATIONAL FIRE ALARM CODE, CURRENT EDITION NFA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS, CURRENT EDITION NFA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, CURRENT EDITION | | | | | | | | | | CLIENT CONTACT: ALEX FARMAN COMPANY: NEWPORT COFFEE CO. ADDRESS: 104 McFADDEN PLACE NEWPORT BEACH, CA 92663 PHONE: 949.240.8787 EMAIL: alexfarman@cox.net DESIGNER CONTACT: TIM LANGDON COMPANY: ADVANCED FABRICATION ADDRESS: 1150 JOSHUA WAY MECH. DIST. CA 92081 PHONE: 866-512-6748 x311 EMAIL: tim@advanced-fabrication.com EMP ENGINEER CONTACT: JULIAN OROZCO COMPANY: PEDRO MEDINA & ASSOCIATES ADDRESS: 8360 CLAIREMONT BOULEVARD, SUITE 103 SAN DIEGO, CA 92111 PHONE: 858-071-3188 EMAIL: julianmedina@yahoo.com DESIGN CONSULTANT / PERMIT PROCESSOR CONTACT: ALEXIS KARPETSKY COMPANY: A.K. ARCHITECTURE + DESIGN ADDRESS: 2545 A STREET SAN DIEGO, CA 92102 PHONE: 619-400-9995 EMAIL: ak@alexiskarpetsky.com GENERAL CONTRACTOR CONTACT: PEDRO MEDINA ADDRESS: 8360 CLAIREMONT BOULEVARD, SUITE 103 SAN DIEGO, CA 92111 PHONE: 858-071-3188 EMAIL: julianmedina@yahoo.com | | | | | | | | | | ASSESSORS PARCEL NO. : 047-153-12-00 PROJECT ADDRESS : 104 McFADDEN PLACE NEWPORT BEACH, CA 92663 BUILDING OWNER : CONTACT: JUNE LEE O'CONNOR COMPANY: J&B FAMILY TRUST, LLC. PHONE: 949-646-6007 LEGAL DESCRIPTION : LOT 7 OF BLOCK 20 OF FIRST ADDITION TO NEWPORT BEACH, RECORDED IN BOOK 3, PAGE 27 OF MISC. MAPS RECORDS OF ORANGE COUNTY, CA. GROSS LOT AREA : 11,000 SF ZONE / GP LAND : MU-W2 MIXED USE / WATER RELATED (NEWPORT BEACH MUNICIPAL CODE CH. 20.22) CONSTRUCTION TYPE : TYPE V - B YEAR BUILT : 1961 (ORIGINAL BLDG DEMOLISHED) SETBACKS : FRONT 0'-0" SIDES 0'-0" REAR 0'-0" NUMBER OF STORIES : EXISTING : 2 STORIES & 1 STORY @ TI SPACE BUILDING HEIGHT : CODE: MAX 28'-0" FLAT ROOF EXISTING: 21'-0" T.O.P, PARAPET 2-STORY 1 12'-0" T.O.P, 1-STORY FAR (MIXED USE) : CODE: MIN 0.35 - MAX 0.5 NONRESIDENTIAL 1 MAX 0.75 RESIDENTIAL EXISTING: 0.40 NONRESIDENTIAL 1 0.21 RESIDENTIAL GROSS FLOOR AREA : EXISTING : 8,800 SF LOT COVERAGE : EXISTING : 46.9% PARKING RATIO : 1 SPACE PER 250 SF (NO CHANGES) SPRINKLERED : <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WATER SUPPLY : CITY OF NEWPORT BEACH MUNICIPAL WATER SEWER SYSTEM : CITY OF NEWPORT BEACH PUBLIC SEWER SYSTEM OCCUPANCY : EXISTING : B OCCUP. (SHELL SHOP) - "RETAIL SALES" NEW : B OCCUP. (COFFEE SHOP) - "TAKE-OUT SERVICE LIMITED" (FOR TI ONLY) TYPE OF FOOD FACILITY : COFFEE SHOP / UNPAKAGED FOOD FACILITY NO. OF EMPLOYEES PER SHIFT : 1-10 PER SHIFT NO. OF SEATS : 6 MAXIMUM (PER USE "TAKE-OUT SERVICE LIMITED") ALCOHOLIC BEVERAGES : NONE HOURS OF OPERATION : EVERYDAY 6:00 AM - 11:00 PM | | | | | | | | | | |
| | GENERAL NOTES | | | | | | | | | | HEALTH DEPARTMENT / SANITATION NOTES | | | | | | | | | | SCOPE OF WORK | | | | | | | | | | | | | | | | | | | | |
| | 1. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS OF THE VARIOUS FEATURES OF THE EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND / OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER / ENGINEER BEFORE BEGINNING WORK. 2. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, THAT HAVE BEEN DIVULGED TO THE DESIGNER, ARE SHOWN ON THE SITE PLAN. 3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS THAT PERTAIN TO ALL WORK ON THEIRS' PROJECT IN COMPLIANCE WITH CAL O.S.H.A., THE INDUSTRIAL ACCIDENT COMMISSION OF THE STATE OF CALIFORNIA, AND ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. ALL CONSTRUCTION FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE C.B.C., C.P.C., C.E.C., C.M.C., AND ANY OTHER FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. 4. DUE TO THE REPROGRAPHIC PROCESS, THESE PLANS MAY NOT BE ACCURATE TO SCALE. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN AND IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE PLANS, SECTIONS, ELEVATIONS OR DETAILS. DIMENSIONS ARE TYPICAL TO FACE OF MASONRY OR CONCRETE OR STUD OR FINISHED WALL, UNLESS OTHERWISE NOTED. LARGER SCALE DETAILS GOVERN OVER SMALLER SCALE DETAILS. 5. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE DESIGNER / ENGINEER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, OF ANY ALTERNATE, NON-STANDARD, OR UNTESTED METHOD(S) PROPOSED. 6. THE ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION FOR CLARIFICATION. 7. THE CONTRACTOR SHALL CONSULT THE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATION OF ALL ROUGH OPENINGS THROUGH WALLS AND FLOOR SLABS, AND NOTIFY THE DESIGNER OF ANY ITEMS THAT DO NOT CONFORM WITH THE INTENT INDICATED ON THESE DRAWINGS. 8. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OF ANY SPECIAL EQUIPMENT NOT SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND / OR EQUIPMENT MANUFACTURER FOR PROPER SIZE AND LOCATION OF FOUNDATION OR SLAB DEPRESSIONS, DRAINS, AND WARPS. 9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY UNDERGROUND OR CONCEALED CONDUIT, PLUMBING, OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED. 10. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S) AS MAY BE INDICATED ON THE PLANS. THE CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER, GAS AND ELECTRICAL) INTO THE BUILDING FROM POINTS AS INDICATED ON THE PLANS, READY FOR SERVICE. 11. THE CONTRACTOR SHALL COMPLY WITH SAFETY RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE ENTIRE CONSTRUCTION PROCESS. 12. RUBBISH AND DEBRIS RESULTING FROM THE WORK OF VARIOUS TRADES SHALL BE REGULATED, COLLECTED AND REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED OF PRIOR TO DELIVERY OF MATERIALS TO THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR AN ACCEPTABLE ACCESS ROUTE AND TIME, UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR, HIS SUBCONTRACTORS, OR ANY OF THEIR EMPLOYEES USE ANY AREA OUTSIDE THE CONSTRUCTION ZONE WITHOUT PRIOR CLEARANCE FROM THE OWNER'S REPRESENTATIVE. 13. ANY REVISION OR ADDITIONAL WORK REQUIRED DUE TO FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING REGARDLESS OF COST, TIME OR MATERIAL INCREASE. 14. THE CONTRACTOR SHALL PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO MATERIALS AND CONSTRUCTION PREVIOUS TO AND DURING CONSTRUCTION AND AFTER INSTALLATION, AS WELL AS EXISTING CONSTRUCTION ADJACENT TO THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL FINISHES AND MATERIALS, AND FOR REPAIRING AND / OR REPLACING ALL ITEMS THAT ARE DAMAGED OR SOILED DURING CONSTRUCTION AS REQUIRED TO THE OWNERS APPROVAL AT NO ADDITIONAL COST TO THE OWNER. 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CODES LISTED UNDER THE 'PROJECT INFORMATION' AND APPLICABLE CODES HEADING ON THIS SHEET. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO BE FAMILIAR WITH ALL CODES AND ORDINANCES, CITY OR STATE, AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. WHERE ANY CONFLICTS OCCUR BETWEEN FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN. 16. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF BOTH THE CALIFORNIA BUILDING CODE AND TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.B.C.). 17. IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE AND FINISHED PRODUCT MATCHING AND / OR ABUTTING EXISTING CONSTRUCTION IN A NEAT AND PROFESSIONAL MANNER. 18. ALL ITEMS TO BE REMOVED AND RELOCATED OR REPLACED SHALL BE HANDLED WITH PROPER CARE AND STORED IN A SAFE LOCATION TO PREVENT DAMAGE, OR BE REPLACED AT THE CONTRACTORS EXPENSE. 19. THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR UTILITY SHUTDOWNS TO THE OWNERS REPRESENTATIVE AT LEAST 3 DAYS PRIOR TO THE EVENT, WORK REQUIRING SHUTDOWNS MAY BE REQUIRED TO BE PERFORMED OUTSIDE NORMAL WORK HOURS. 20. IF WORK ADJOINS AREAS THAT WILL BE OCCUPIED DURING CONSTRUCTION, THE CONTRACTOR AND SUBCONTRACTORS SHALL COOPERATE WITH THE OWNER TO MAINTAIN CONTINUOUS OPERATION. IF CONFLICTS OCCUR, THE INTERESTS OF THE OWNER SHALL GOVERN. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE IMPACT OF CONSTRUCTION IN AFFECTED AREAS. 21. DUST SCREENS OF EITHER PLASTIC CURTAINS OR PLYWOOD PARTITIONS SHALL BE MAINTAINED ADJACENT TO & SEPARATING AREAS OF CONSTRUCTION FROM ADJOINING OCCUPIED AREAS. SCREENS SHALL EXTEND A DISTANCE TO ALLOW WORK WITHOUT DISRUPTING THE ADEQUATE FUNCTIONING OF THE FACILITY CIRCULATION. SCREENS SHALL BE RELOCATED AS NECESSARY FOR EACH PHASE OF THE PROJECT. CONTRACTOR SHALL COORDINATE WITH THE OWNERS REP. FOR THE SCREEN LOCATIONS. 22. ALL REQUIRED EXITS FROM OCCUPIED PORTIONS OF THE BUILDING MUST BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL ESTABLISH PROCEDURES TO MINIMIZE CIRCULATION OF CONSTRUCTION PERSONNEL, AND MATERIALS THROUGH OCCUPIED PORTIONS OF THE BUILDING. THE CONTRACTOR SHALL IMMEDIATELY CLEAN DUST AND DIRT FROM CORRIDORS AREAS NOT PROTECTED BY DUST SCREENS. 23. STORAGE OF ALL MATERIALS, EQUIPMENT & SUPPLIES SHALL BE LIMITED TO SCHEDULED AREAS OF WORK IN PROGRESS, OR DESIGNATED EXTERIOR LOCATIONS APPROVED BY & ARRANGED W/ THE OWNER. | | | | | | | | | | 24. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CASEWORK, FURNISHINGS AND ALL OTHER ITEMS AS WELL AS THE VARIOUS FEATURES OF THE EXISTING SITE CONDITIONS, GRAB BARS, WINDOW TREATMENT, TELEPHONE BACKBOARDS, WATER HEATERS, AND CABINETS. 25. THE GENERAL CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTION OF MATERIALS OR EQUIPMENT WITHOUT THE WRITTEN CONSENT OF THE OWNER AND THE DESIGNER. 26. COMPLETED CONSTRUCTION SHALL BE CLEANED, LABELS REMOVED, AND ALL OTHER TOUCH-UP COMPLETED TO THE SATISFACTION OF THE OWNER PRIOR TO FINAL ACCEPTANCE. 27. WHERE PAVING, WALKS AND/OR LANDSCAPED AREAS ARE DISTURBED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS. 28. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. 29. ALL GYPSUM BOARD SURFACES, WALLS AND CEILINGS SHALL BE TAPED AND FEATHERED SMOOTH TO RECEIVE WALL FINISH. ALL WALLS AND CEILINGS SHALL RECEIVE A MINIMUM OF ONE COAT SEALER AND PAINT TO COVER. WATER RESISTANT TYPE "GREEN" BOARD SHALL BE USED IN ALL RESTROOMS, SHOWERS, AND EXTERIOR AREAS. 30. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY ELECTRICAL POWER TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES. 31. ALL SUBCONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE FROM ALL TRASH AND DEBRIS. THE FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR EITHER THE NEXT TRADE OR OCCUPANCY. 32. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED AT THE PROJECT SITE WHICH EXCEED THE QUANTITIES LISTED IN C.B.C. TABLE 3-0 AND 3-E. 33. AFTER THE PROJECT IS OCCUPIED, ANY CHANGE IN USE OR OCCUPANCY WHICH CAUSES AN INCREASE IN OCCUPANT LOAD SHALL COMPLY WITH ALL OF THE REQUIREMENTS FOR THE INCREASED LOAD. 34. SIDE YARDS USED FOR AREA INCREASES SHALL BE PERMANENTLY MAINTAINED. 35. THE CONTRACTOR SHALL THOROUGHLY CAULK, FLASH AND / OR SEAL AROUND ALL WALL AND / OR ROOF PENETRATIONS THAT ARE MADE AS PART OF THE CONTRACT WORK TO CREATE A WATERTIGHT CONDITION. 36. ALL WORK NOT SPECIFICALLY COVERED IN THESE CONSTRUCTION DOCUMENTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH BUILDING STANDARD MATERIALS AND DETAILS. 37. UPON COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATIONS OF INSPECTION OF SATISFACTORY COMPLETION. 38. ALL WORK ON DRAWINGS SHALL BE PERFORMED IN COMPLIANCE WITH REQUIREMENTS OF THE LEASED WORK LETTER AND BUILDING STANDARD SPECIFICATIONS AND REGULATIONS WHETHER OR NOT LISTED ON DRAWINGS AND / OR INCLUDED HEREIN. 39. THE TENANT SPACE AND FACILITIES MUST BE ACCESSIBLE TO THE PHYSICALLY DISABLED. 40. ALL REVISIONS TO THE APPROVED CONSTRUCTION DOCUMENTS, NO MATTER HOW MINOR, MUST BE APPROVED BY BOTH THE GOVERNING AGENCIES AND BUILDING INSPECTION DEPARTMENT AND REVIEWED BY THE DESIGNER. 41. THE DESIGNER FOR THIS PROJECT HAS MADE EVERY EFFORT TO DESIGN THIS SPACE PLAN IN CONFORMANCE WITH CURRENT CALIFORNIA AND NATIONAL BUILDING CODES. HOWEVER DUE TO THE UNPREDICTABILITY OF FINAL CODE INTERPRETATION BY INDIVIDUAL CITY AND COUNTY BUILDING DEPARTMENTS, THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES OR ADDITIONAL REQUIREMENTS TO THE WORKING DRAWINGS MADE BY THE BUILDING / HEALTH DEPARTMENTS IN ORDER TO SECURE THE PERMIT OR ANY SUBSEQUENT FIELD CHANGES REQUIRED BY THE FIELD INSPECTOR DURING THE CONSTRUCTION PHASE. 42. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF WORK. THE REQUESTING AND COORDINATION OF PERMIT APPLICATIONS, INSPECTIONS AND APPROVALS IN ALL FIELDS OF HIS WORK, AND THE OBTAINING OF A FINAL CERTIFICATE OF OCCUPANCY. 43. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITY AT ALL TIMES DURING THE PROGRESS OF THE PROJECT, INCLUDING ANY REVISIONS AND PLAN CHANGES AT THE CONTRACTORS EXPENSE. 44. GENERAL CONTRACTOR SHALL BE EXTREMELY CAREFUL TO PROTECT AND NOT DAMAGE ANY PORTION OF EXISTING INSTALLATIONS NOT BEING REMODELED. 45. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR UNFORESEEN DEVELOPMENTS THAT MAY OCCUR PRIOR TO AND DURING THE CONSTRUCTION OF THIS PROJECT. THE DESIGNER SHALL BRING TO THE ATTENTION OF THE DESIGNER AND OWNER ANY DISCREPANCIES FROM THESE CONTRACT DOCUMENTS. 46. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RUNNING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THIS PROJECT. 47. GENERAL CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES IN THE ELEVATOR, LOBBY AND PUBLIC CORRIDORS AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES CAUSED BY HIM OR HIS SUB-CONTRACTORS. 48. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURITY OF PROJECT AND SHALL BE RESPONSIBLE FOR DISCIPLINE OF ALL WORKERS ON THIS PROJECT, INCLUDING BUT NOT LIMITED TO THEFT, VANDALISM, AND CONDUCT. 49. THE GENERAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT, FIXTURES AND FINISHES WITH THE DESIGNER AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. 50. ALL DRAWINGS WITHIN THE CONTRACT DOCUMENTS SHOW GENERAL INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DETERMINE THE EXACT EXISTING CONDITIONS AND CHARACTER AND EXTENT OF THE WORK DEFINED HEREIN. THE GENERAL CONTRACTOR SHALL DETERMINE THE MOST COST-EFFECTIVE CONSTRUCTION METHODS AND OPERATIONS REQUIRED TO PERFORM THE WORK DEFINED HEREIN AND ANY UNFORESEEN WORK IN A TIMELY MANNER. 51. ALL NOTES, SPECIFICATIONS, DRAWINGS AND DETAILS WITHIN THESE CONTRACT DOCUMENTS FOR THIS PROJECT IS APPLICABLE EQUALLY TO OWNER-BUILDER IF A GENERAL CONTRACTOR IS NOT HIRED FOR THE PROJECT. THE OWNER-BUILDER ASSUMES ALL LIABILITY AND RESPONSIBILITY AS THE BUILDER FOR THIS PROJECT. ALL REQUIRED FORMS FOR OWNER-BUILDER VERIFICATION FROM GOVERNING AGENCIES MUST BE COMPLETED PRIOR TO COMMENCEMENT OF WORK. | | | | | | | | | | 33. FLOOR DRAINS SHALL BE INSTALLED IN FLOORS THAT ARE WATER-FLUSHED FOR CLEANING AND IN AREAS WHERE PRESSURE SPRAY METHODS FOR CLEANING EQUIPMENT ARE USED, IN RESTROOMS, JANITORIAL ROOMS, SCULLERIES, AND AT BARS WITH WAREWASHING, FLOOR SURFACES IN AREAS PURSUANT TO THIS SHALL BE SLOPED 1:50 TO THE FLOOR DRAINS. 34. EXHAUST A MINIMUM OF 12 AIR CHANGES PER HOUR VENTILATION TO ALL TOILET ROOMS, JANITOR CLOSETS WITH MOP SINKS AND INDOOR TRASH ROOMS. 35. ADEQUATE VENTILATION IS TO BE PROVIDED IN DRESSING/CHANGE ROOM(S). 36. THE FLOOR FINISH WILL HAVE A SMOOTH SURFACE UNDER ALL EQUIPMENT AND WALKWAYS WILL HAVE A LIGHT TEXTURE ONLY. 37. THE PAINT USED ON WALLS AND CEILINGS OF ALL KITCHEN, FOOD PREPARATION, WORK, AND STORAGE AREAS WILL BE A GLOSS OR SEMI-GLOSS ENAMEL, FINISH MATERIAL SHALL BE A LIGHT COLOR IN FOOD PREP AREAS FOR EASY CLEANING. 38. PRIOR TO INSTALLATION, SAMPLES OF FINISHES TO BE SUBMITTED TO ENVIRONMENTAL HEALTH FOR APPROVAL AS NEEDED. 39. COLD STORAGE ROOMS SHALL BE PROVIDED WITH A SECTION OF SHELVING INSTALLED TO HOLD SHALLOW COOL DOWN PANS -NOT TO EXCEED 4" IN HEIGHT, SPACE BETWEEN SHELVING TO BE AT LEAST 8" HIGH. 40. BACKUP DRY STORAGE SHELVING SHALL BE A MINIMUM OF 96 LINEAR FEET (MEASURED WITH TIERS) OR 25% OF KITCHEN, FOOD PREP, AND WORK AREAS, WHICHEVER IS GREATER. SHELVING SHALL BE AT LEAST 18 INCHES DEEP AND START A MINIMUM SIX INCHES OFF THE FLOOR SURFACE. 41. SHELVING OVER WET AREAS (SINKS, MOP SINKS ETC.) AND FOOD PREP SURFACES WILL BE METAL. 42. ALL SEAMS, GAPS, OPENINGS TO BE PROPERLY SEALED. 43. MECHANICAL EXHAUST SYSTEM TO BE PROVIDED OVER ALL COOKING EQUIPMENT. 44. FIRE PROTECTION SYSTEMS TO BE PROVIDED PER CODES IF APPLICABLE. | | | | | | | | | | | | | | | | | | | | |
| | FIRE DEPARTMENT NOTES | | | | | | | | | | VICINITY MAP (CITY OF NEWPORT BEACH) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 14 (CFC 1401.1). 2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (CFC 901.1, FHPS POLICY P-0-6). 3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION, (TITLE 19, SEC. 3.08, 3.21; CFC 804). 4. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10BC, SHALL BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQ. FT. OR PORTION THEREOF ON EACH FLOOR, (CFC 906). 5. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET & DRY STANDPIPES; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND HAZARD PREVENTION SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 901.2). 6. FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CFC 903 AND COMPLY WITH STANDARDS OF 903.3. 7. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRONICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 20 OR MORE, (CFC 903.4). 8. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC 907. 9. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4-A-20BC, SHALL BE PROVIDED OUTSIDE EACH MECHANICAL, ELECTRICAL, OR BOILER ROOM, (UFC/CFR SEC. 1002, UFC STANDARD 10-1, CAL. CODE REGS. TIT 19, SEC. 3.29) 10. FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE HOOD AND DUCT FIXED FIRE EXTINGUISHING SYSTEM SHALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



HANDICAPPED ACCESSIBILITY NOTE

1. AT LEAST ONE PRIMARY ENTRANCE SERVICE THE TENANT SPACE MUST MEET CURRENT ACCESS REQUIREMENTS.
2. ACCESSIBLE PARKING SPACES SERVING THE BUILDING / TENANT SPACE MUST BE PROVIDED, AS WELL AS AN ACCESSIBLE ROUTE OF TRAVEL.
3. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, HE/SHE SHALL REQUIRE COMPLETE, DETAILED PLANS CLEARLY SHOWING ALL EXISTING NON COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY PROVISIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.). THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR AND RESUBMITTED TO THE BUILDING DEVELOPMENT REVIEW DIVISION.

EXISTING SITE CONDITIONS

I AM THE DESIGNER / OR OWNER IN RESPONSIBLE CHARGE OF THIS PROJECT. I HAVE INSPECTED THE SITE / PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS, TO THE EXTENT REQUIRED BY LAW.

SIGNATURE: Alexis Karpetsky DATE: 09-23-2013

EXISTING RESTROOMS / SERVING AREAS

I AM THE DESIGNER / OR OWNER IN RESPONSIBLE CHARGE OF THIS PROJECT. I HAVE INSPECTED THE SITE / PREMISES AND DETERMINED THAT EXISTING RESTROOMS ARE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS, TO THE EXTENT REQUIRED BY LAW.

SIGNATURE: Alexis Karpetsky DATE: 09-23-2013

A circle divided into 6 equal sectors, with 1 sector shaded black.

SCALE : 1" = 10'-0"

NBMC 20.38.060 NONCONFORMING PARKING:

B. NONRESIDENTIAL. WHERE NONRESIDENTIAL STRUCTURES AND USES ARE NONCONFORMING BECAUSE THEY DO NOT PROVIDE THE REQUIRED NUMBER OF PARKING SPACES, THE FOLLOWING PROVISIONS SHALL APPLY:

1. CHANGE OF USE. A NONCONFORMING USE IN A NONRESIDENTIAL ZONING DISTRICT, AND IN AREAS WHERE RESIDENTIAL USES ARE NOT ALLOWED IN A PLANNED COMMUNITY DISTRICTS OR SPECIFIC PLAN DISTRICTS, MAY BE CHANGED TO A NEW USE ALLOWED IN THAT ZONING DISTRICT WITHOUT PROVIDING ADDITIONAL PARKING, PROVIDED NO INTENSIFICATION OR ENLARGEMENT (eg. INCREASE IN FLOOR AREA OR LOT AREA) OCCURS AND THE NEW USE REQUIRES A PARKING RATE OF NO MORE THAN ONE SPACE PER TWO HUNDRED FIFTY (1250 sf) SQUARE FEET OF GROSS BUILDING AREA.

GENERAL NOTES

1. ALL PROPERTY LINES, EASEMENTS, ARE SHOWN (BOTH EXISTING AND PROPOSED) TO THE BEST OF THE DESIGNER'S KNOWLEDGE.
2. EXTERIOR WALKS LESS THAN 5' (FEET) TO THE PROPERTY LINE SHALL BE 1-HOUR CONSTRUCTION.
3. ALL EXISTING VEGETATION TO BE REMOVED OR RETAINED SHALL BE VERIFIED WITH THE OWNER.
4. WALKS TO BE LESS THAN 5% SLOPE AT ALL DOORS AND GATES.
5. PROVIDE MINIMUM 60" (INCHES) LANDINGS WITH 2% SLOPE AT ALL DOORS AND GATES.
6. ALL SURFACE WATER TO DRAIN AWAY FROM BUILDING PER SECTION 1803.3. MINIMUM 2% GRADE AT SUPERVISED SURFACES AND MINIMUM 5% GRADE AT PERVIOUS SURFACES.
7. OWNER TO OBTAIN CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS PROPERTY LINE IS.
8. ALL UTILITIES SERVING THIS SITE SHALL BE INSTALLED UNDERGROUND.
9. REFER TO SHEET A-000 FOR ADDITIONAL INFORMATION WHERE APPLICABLE.





DEMOLITION NOTES

1. IF EXISTING SERVICES OTHER THAN THOSE INDICATED ARE ENCOUNTERED AND REQUIRE PROTECTION OR RELOCATION, A REQUEST FOR THE DESIGN ENGINEER, IN WRITING, FOR THE DECISION OR DISPOSITION WILL BE REQUIRED.
2. IF EXISTING UTILITIES WHICH ARE ENCOUNTERED DURING THE WORK AND ARE NOT IN SERVICE, SHALL BE REMOVED AT THE EXPENSE OF THE CONTRACTOR. PIPES AND OTHER UTILITIES AND MATERIALS ARE TO BE REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE.
3. WHERE MATERIAL IS TO BE REMOVED ABUTS MATERIAL SCHEDULED TO REMAIN STRAIGHT AND TRUE: THE MATERIAL TO REMAIN IS TO BE PROTECTED FROM DAMAGE DURING THE WORK UNDER THIS CONTRACT.
4. ALL REMOVED MATERIAL NOT SCHEDULED FOR SALVAGE IS TO BE REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE.
5. SURFACE OR SUB-SURFACE WATER OR OTHER FLUIDS ARE NOT PERMITTED TO ACCUMULATE DURING EXCAVATION NOR IN OR ABOUT THE PREMISES AND VICINITY THEREOF.
6. EQUIPMENT AND METHOD USED IS TO BE THE CONTRACTORS OPTION. WORK IS TO BE PERFORMED IN AN ORDERLY MANNER, ONLY AFTER COMPLIANCE WITH ALL SAFETY PRECAUTIONS HAVE BEEN MET, REMOVE ALL DEBRIS AND KEEP DUST TO A MINIMUM.
7. EXISTING FOOTINGS AND SLAB TO REMAIN. PORTIONS OF EXISTING WALLS TO BE REMOVED AS SHOWN.
8. NO INTERRUPTION OF ANY SERVICES SHALL BE EXPERIENCED BY ANY OTHER TENANT IN BUILDING.
9. BEFORE BEGINNING DEMOLITION, CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND SERVICE.
10. CONTRACTOR SHALL BE REQUIRED TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE DEMOLITION OF BUILDING. CONTRACTOR TO ASSESS ALL DEMOLITION REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
11. CONTRACTOR TO COMPLY WITH LOCAL GOVERNING AGENCIES' CONSTRUCTION AND DEMOLITION (C&D) DEBRIS REMOVAL POLICIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY CLASSIFY THE RECYCLABLE PORTION OF C&D, CONTRACTOR TO C&D WASTE AND TO SUBMIT ALL NECESSARY DOCUMENTATION TO GOVERNING AGENCIES AS NECESSARY OR REQUIRED.

STORM WATER BMP NOTES

1. SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD, OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT RESIDENTIAL STREET. BMPs MUST BE MAINTAINED TO PREVENT CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANNING ANY SUCH DEBRIS THAT MAY BE ON THE STREET AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIAL THAT IS INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD OF MORE THAN SEVEN (7) CONSECUTIVE DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURD OR PLACED ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
7. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE REUSE OF FERTILIZER ACT, THE WATER QUALITY CONTROL BOARD, AND LOCAL GOVERNING AGENCIES.

LEGEND

| | |
|---|-------------------------------|
|  | EXISTING BUILDING |
| | PROPERTY LINE |
|  | STREET CENTER LINE |
|  | EXISTING CURB |
|  | EXISTING AWNING / FLOOR ABOVE |

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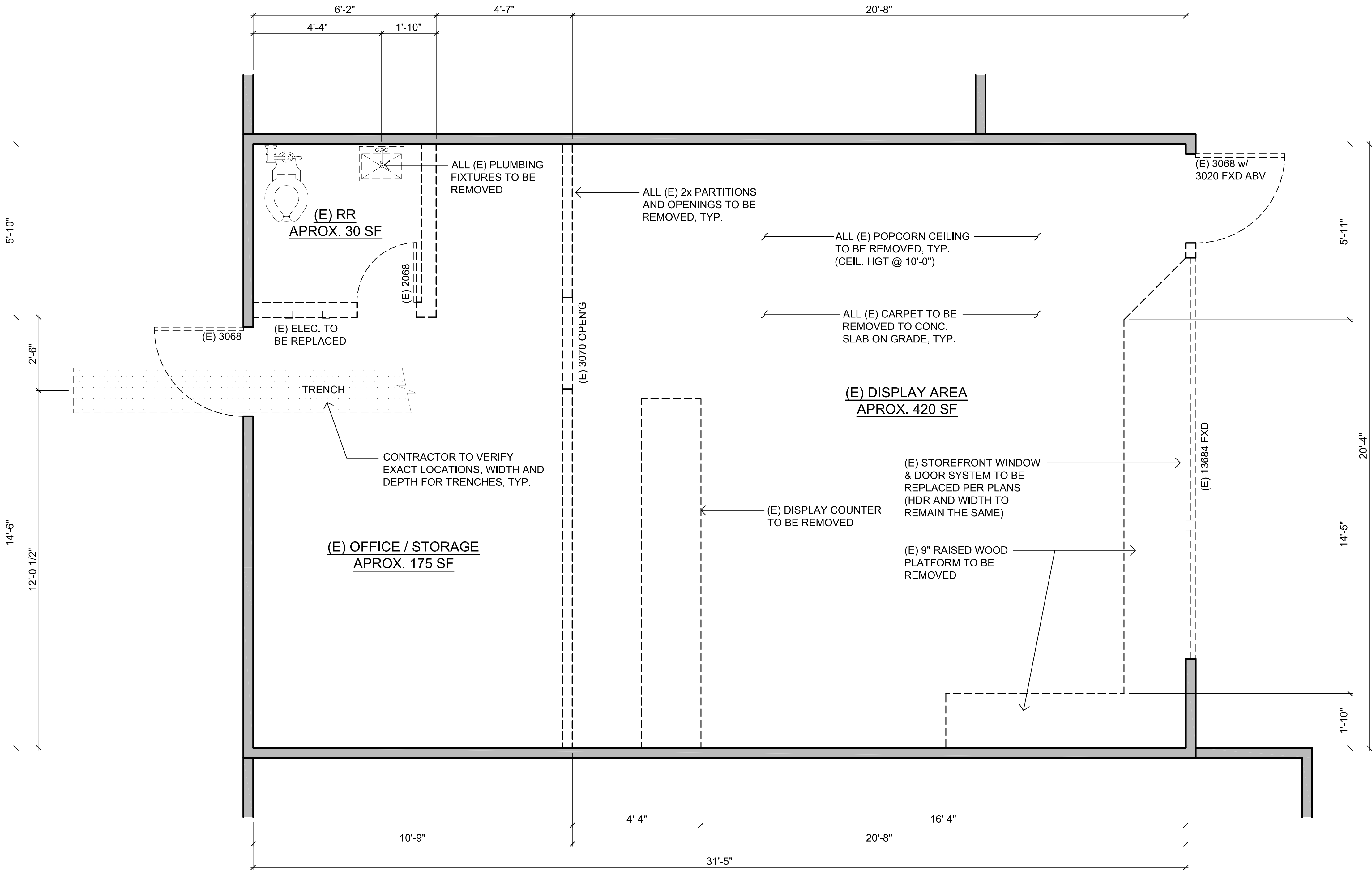
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SHEET
SITE PLAN

A 101

THIS DRAWING (HARD COPY OR ELECTRONIC MEDIA) THE CONCEPTS AND DESIGNS HEREIN ARE THE SOLE PROPERTY OF ALEXIS KARPETSKY AND ARE TO BE USED ONLY IN CONJUNCTION WITH THIS PROJECT. AND MAY NOT BE REPRODUCED, ALTERED OR USED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF ALEXIS KARPETSKY.



EXISTING / DEMO FLOOR PLAN

SCALE : 1/2" = 1'-0"

GENERAL NOTES

- GENERAL CONTRACTOR TO VERIFY EXISTING STRUCTURAL CONDITIONS PRIOR TO ANY DEMOLITION. ANY CONDITIONS REQUIRING STRUCTURAL ENGINEERING OBSERVATION SHOULD BE BROUGHT TO THE DESIGNER'S ATTENTION.
- DESIGNER'S SCOPE OF SERVICE DOES NOT INCLUDE ANY SERVICES RELATED TO ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS. IN THE EVENT THE DESIGNER OR ANY OTHER PARTIES ENCOUNTER ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS AT THE JOB SITE, OR IT SHOULD BECOME KNOWN IN ANY WAY THAT SUCH MATERIALS MAY BE PRESENT AT THE JOB SITE OR ANY ADJACENT AREAS THAT MAY AFFECT THE PERFORMANCE OF THE ARCHITECT'S SERVICES, THE DESIGNER MAY AT HIS OPTION, AND WITHOUT LIABILITY FOR CONSEQUENTIAL OR ANY OTHER DAMAGES, SUSPEND PERFORMANCE OF SERVICES ON THE PROJECT UNTIL THE OWNER RETAINS APPROPRIATE SPECIALIST CONSULTANTS OR CONTRACTORS TO IDENTIFY, ABATE AND/OR REMOVE THE ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS AND WARRANT THAT THE JOB SITE IS IN FULL COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.
- DIMENSIONS INDICATED ARE FOR GENERAL CONTRACTOR REFERENCE AND ALL DIMENSIONS SHOULD BE VERIFIED WITH EXISTING SITE CONDITIONS. GENERAL CONTRACTOR TO VERY ALL DEMOLITION REQUIREMENTS AS THEY RELATE TO NEW CONSTRUCTION INDICATED IN THESE CONTRACT DOCUMENTS.
- GENERAL CONTRACTOR TO VERIFY ALL REQUIREMENTS FOR SAFE/ADEQUATE TEMPORARY SHORING OF STRUCTURE DURING CONSTRUCTION PROCESS.
- REFER TO SHEET A-000 FOR ADDITIONAL INFORMATION WHERE APPLICABLE.

DEMOLITION NOTES

- IF EXISTING SERVICES OTHER THAN THOSE INDICATED ARE ENCOUNTERED AND REQUIRE PROTECTION OR RELOCATION, A REQUEST FROM THE DESIGNER/ENGINEER, IN WRITING, FOR THE DECISION OR DISPOSITION WILL BE REQUIRED.
- IF EXISTING UTILITIES WHICH ARE ENCOUNTERED DURING THE WORK AND ARE NOT IN SERVICE, SHALL BE REMOVED AT THE EXPENSE OF THE CONTRACTOR. PIPES AND OTHER UTILITIES AND MATERIALS ARE TO BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.
- WHERE MATERIAL TO BE REMOVED ABUTS MATERIAL SCHEDULED TO REMAIN STRAIGHT AND TRUE; THE MATERIAL TO REMAIN IS TO BE PROTECTED FROM DAMAGE DURING THE WORK UNDER THIS CONTRACT.
- ALL REMOVED MATERIAL NOT SCHEDULED FOR SALVAGE IS TO BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.
- SURFACE OR SUB-SURFACE WATER OR OTHER FLUIDS ARE NOT PERMITTED TO ACCUMULATE DURING EXCAVATION NOR IN OR ABOUT THE PREMISES AND VICINITY THEREOF.
- EQUIPMENT AND METHOD USED IS TO BE THE CONTRACTOR'S OPTION. WORK IS PERFORMED IN AN ORDERLY MANNER. ONLY AFTER COMPLIANCE WITH ALL SAFETY PRECAUTIONS HAVE BEEN MET, REMOVE ALL DEBRIS AND KEEP DUST TO A MINIMUM.
- EXISTING FOOTINGS AND SLAB TO REMAIN. PORTIONS OF EXISTING WALLS TO BE REMOVED AS SHOWN.
- NO INTERRUPTION OF ANY SERVICES SHALL BE EXPERIENCED BY ANY OTHER TENANT IN BUILDING.
- BEFORE BEGINNING DEMOLITION, CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND SERVICE.
- CONTRACTOR SHALL BE REQUIRED TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PREPARATION OF BID. CONTRACTOR TO ASSESS ALL DEMOLITION REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
- CONTRACTOR TO COMPLY WITH LOCAL GOVERNING AGENCIES' CONSTRUCTION AND DEMOLITION (C&D) DEBRIS REMOVAL POLICIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY DOCUMENT THE RECYCLING, RE-USING OR DONATION OF THE C&D WASTE AND TO SUBMIT ALL NECESSARY DOCUMENTATION TO GOVERNING AGENCIES AS NECESSARY OR REQUIRED.

LEGEND

- EXISTING 2x STUD WALL SHALL COMPLY WITH 1 A501 SIM.
- EXISTING 2x STUD INTERIOR WALL TO BE REMOVED

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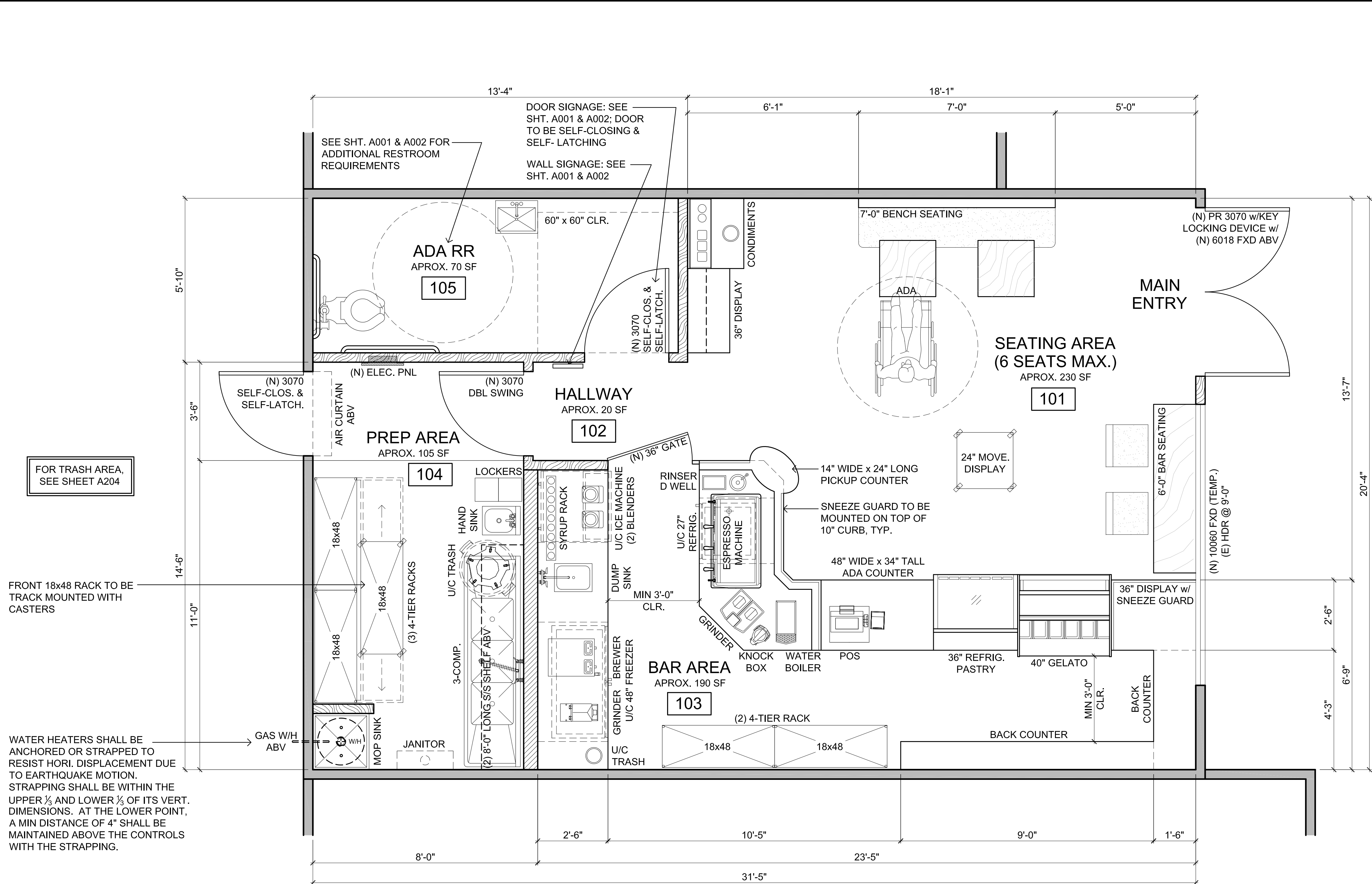
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SHEET EX'G / DEMO FLOOR PLAN


A102



PROPOSED FLOOR PLAN

SCALE : 1/2" = 1'-0"

ROOM FINISH SCHEDULE (CONTRACTOR TO VERIFY ALL FINISHES AND COLOR WITH OWNER / DESIGNER)

| ROOM # | ROOM NAME | FLOORS (7) | BASE w/ COVE (6) | WALLS (1, 2, 3) | CEILING @ 10'-0" U.O.N. (1, 2, 4, 5) | NOTES : |
|--------|-------------------------------|-----------------------------|--------------------------|--|---|--|
| 101 | SEATING AREA (6 SEATS MAX) | CLEAR SEALED CONCRETE | 4" RUBBER BASE | PAINTED G.B. SMOOTH INTERIOR PLASTER | PAINTED G.B. SMOOTH INTERIOR PLASTER | <p>000 = ROOM NUMBER</p> <p>SAMPLES OF FLOOR TILES, COVE BASE, AND/OR CEILING MATERIALS MAY BE REQUIRED TO BE SUBMITTED TO THE HEALTH DEPT. FOR APPROVAL PRIOR TO INSTALLATION.</p> <p>1. SMOOTH FLOOR INTERIOR PLASTER ON ALL WALLS & CEILING U.O.N. TO RECEIVE PRIMER AND (2) COATS OF PAINT - COLOR PER OWNER.</p> <p>2. IN WET / KITCHEN AREAS, ALL PAINTED AREAS TO BE ENAMEL SEMI-GLOSS, LIGHT-COLORED WITH A LIGHT REFLECTIVE VALUE (LRV) OF 75% OR GREATER, AND MUST BE SMOOTH & EASILY CLEANABLE.</p> <p>3. BAR WALLS TO BE WATER RESISTANT BEHIND ALL WET FIXTURES AND ON UNDERSIDE OF COUNTERTOPS AND BAR TOPS.</p> <p>4. CEILING TILES IN SUSPENDED T-BAR CEILING IN WET / KITCHEN AREAS MUST HAVE A WIPE-ABLE SURFACE. TYPICAL ACOUSTICAL 24"x48" PANEL "ARMSTRONG CLEAN ROOM" OR EQUIV.</p> <p>5. SUSPENDED T-BAR CEILING, SEE DETAIL </p> <p>6. ALL WALL BASE TO BE CONTINUOUS AND SELF-COVING (3/8" MIN RADIUS COVE AND MIN 4" HIGH). BASE SPECS (OR EQUIV.) :</p> <p>a) QUARRY TILE: DAL TILE 6x6 QUARRY TILE COVE BASE</p> <p>b) SLIMFOOT CERAMIC TILE; U.S. CERAMIC TILE COLOR COLLECTION STACKABLE / FINISHED COVE BASE WALL TILE (6x6)</p> <p>c) RUBBER: ARMSTRONGS 4" COLOR-INTEGRATED RUBBER WALL BASE COVE ROLL</p> <p>7. ALL FLOORING TO BE SLIP RESISTANT, STAINED SEALED CONCRETE TO BE ACID AND GREASE RESISTANT AND USDA APPROVED. FLOOR SPECS (OR EQUIV.) :</p> <p>a) QUARRY TILE: DAL TILE 6x6 QUARRY TILE</p> <p>b) SEALED CONCRETE: RUST-OLEUM CLEAR 6010 SYSTEM WATER-BASED EPOXY</p> |
| 102 | HALLWAY | CLEAR SEALED CONCRETE | 4" RUBBER BASE | PAINTED G.B. SMOOTH INTERIOR PLASTER | PAINTED G.B. SMOOTH INTERIOR PLASTER | |
| 103 | BAR AREA | GRAY COMMERCIAL QUARRY TILE | 6" QUARRY TILE BASE | CERAMIC WALL TILE UP TO 5'-0" | PAINTED G.B. SMOOTH INTERIOR PLASTER | |
| 104 | PREP AREA | GRAY COMMERCIAL QUARRY TILE | 6" QUARRY TILE BASE | FRP OR CERAMIC WALL TILE UP TO CEILING | SUSPENDED T-BAR w/ CEIL. TILE (8'-0" HGT) | |
| 105 | UNISEX ADA RESTROOM | CLEAR SEALED CONCRETE | 6" SLIMFOOT CERAMIC TILE | CERAMIC WALL TILE UP TO CEILING | PAINTED G.B. SMOOTH INTERIOR PLASTER | |
| | OUTDOOR TRASH AREA (EXISTING) | EXISTING CONCRETE TO REMAIN | | CMU BLOCK WALL | (N) 2x6 R.J. @ 16" o/c PER ARCH'L (SEE SHT. A204) | |
| | MOP SINK / WATER HEATER ABV. | FLOOR MOUNTED NON-POROUS | 6" QUARRY TILE BASE | FRP OR CERAMIC WALL TILE UP TO CEILING | SUSPENDED T-BAR w/ CEIL. TILE (10'-0" HGT) | |
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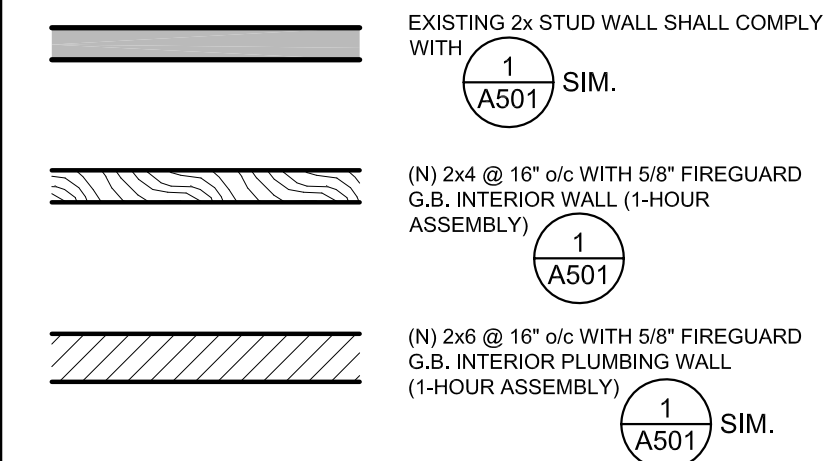
GENERAL NOTES

1. DIMENSIONS INDICATED ARE FOR GENERAL CONTRACTOR REFERENCE AND ALL DIMENSIONS SHOULD BE VERIFIED WITH EXISTING SITE CONDITIONS AND FIELD MEASUREMENTS. ANY DISCREPANCIES SHALL BE RELATED TO NEW CONSTRUCTION INDICATED IN THESE CONTRACT DOCUMENTS. ANY CONDITIONS THAT VARY OR DIFFER FROM THE PLANS SHOULD BE BROUGHT TO THE DESIGNER'S ATTENTION.
2. ALL PENETRATIONS THROUGH FLOOR RATED WALLS, FLOORS AND CEILINGS SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF A.S.T.M. E-841 AND AS PRESCRIBED IN STATE FIRE MARSHAL STANDARD 43-1, USE 3M / UL SYSTEM #1479 OR ARCHITECT APPROVED EQUAL PER CBC SECTION 713.5.1.2.1.
3. MAINTAIN A MINIMUM 4" WIDE AISLES TO ALL EXITS WHEN SERVING 50 OR MORE PERSONS EXCEPT WHERE NOTED OTHERWISE (CBC 1018.2).
4. PROVIDE OUTSIDE GAS SHUTOFF VALVE CONSPICUOUSLY MARKED.
5. CONTACT THE SERVING UTILITY COMPANY CUSTOMER PLANNING DEPT. TO VERIFY LOCATION OF ELECTRICAL AND GAS EQUIPMENT.
6. PROVIDE NON-COMBUSTIBLE INTERIOR PARTITIONS USING METAL STUDS IN TYPE 1 & TYPE II CONSTRUCTION (CBC 603.5.1 AND TABLE 601).
7. VENTILATION SHALL COMPLY WITH CBC 308.3, 304.5, 304.5, 305.5, 305.5, 307.5, 308.5, 309.5, 310.5, 311.5, 311.9.2.2, 311.9.1.1, CHAPTER 12.
8. WATER HEATERS SHALL COMPLY WITH THE GOVERNING PLUMBING CODE FOR THERMAL EXPANSION REQUIREMENTS.
9. VERIFY OR PROVIDE FIRE BLOCKS AND/OR DRAFT STOPS IN ALL EXISTING CONCEALED SPACES AS REQUIRED IN THE CBC 601.5.4, 708.2.1, 708.3, 1505.2.
10. CORRIDORS AND EXIT PATHS SHALL HAVE EGRESS LIGHTING WITH EMERGENCY POWER BACK-UP POWER SUPPLY (CBC 1006.3).
11. THE MAXIMUM OCCUPANT LOAD SHALL BE POSTED IN EACH ASSEMBLY, DINING AND/OR WAITING AREA AS STATED ON THE PLANS (CBC 1004.3).
12. PROVIDE FIRE EXTINGUISHERS (2-10, 10-B, C) THROUGHOUT EACH TENANT SUITE, MIN (1) EXTINGUISHERS PER SUITE WITH MAXIMUM OF 75 FT FROM ANY POINT TO A FIRE EXTINGUISHER.
13. ALL PENETRATIONS INTO SOUND RATED PARTITIONS, FLOORS, OR CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED RESISTANT ACOUSTICAL SEALANT. ALL FLEXIBLE OPENINGS MADE OF U.S.G.O. #1801 OR APPROVED EQUAL, WHERE SERVICES PENETRATE AN AREA SEPARATION WALL, THE SECTION PASSING THROUGH THE WALL SURFACE AND THE FIXTURE CONNECTIONS THERETO SHALL BE ONLY OF METAL PER CBC SECTION 713.5.1.2 AND 716. FIRE RATED OPENINGS SHALL BE ENCLOSED BY A RATED SHAFT OF FIRE RESISTIVE CONSTRUCTION AS REQUIRED BY CBC 2010.
15. IN BUILDINGS OTHER THAN DWELLING OR HOTEL OCCUPANCIES HAVING FLOORS AND ROOFS OF WOOD FRAME CONSTRUCTION, A DRAFT STOP SHALL BE PLACED IN THE AREA BETWEEN THE CEILING AND THE FLOOR ABOVE SO AS TO PREVENT THE PASSAGE OF FIRE AND GASES. THE MINIMUM HORIZONTAL DIMENSION EXCEEDS 80 LF (IF THE SPACE IS SPRINKLERED, THEN 3,000 SF AND 100 LF RESPECTIVELY).
16. REFER TO SHEET 4-000 FOR ADDITIONAL INFORMATION WHERE APPLICABLE.

TYPICAL FIRE NOTES

[illegible]

LEGEND



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SHEET

PROPOSED FLOOR PLAN

A201